

# After sewer deal, Sturtevant feels a growth spurt

## Pact could lead to 40% population boost in next few years

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**Sturtevant** - After the eastern Racine County "sewer wars" held up development in several communities, the village is seeing a surge of activity that is making it the fastest-growing village in the county.

Village President Steve Jansen said last week that much of the residential development now under way - it is expected to increase the village population by nearly 40% in the next few years - was held up by the 36 months it took to reach a sewer agreement with Racine.

"I think it just shows the demand for people to locate within our village," Jansen said. "I grew up there, so I may be a little biased, but Sturtevant is the best-kept secret for raising a family, with the very low crime rate, and quiet.

"It's also the in-between range of things in the area, where you are close to shopping in Racine, and near the interstate, and yet you are still away from things. That's what draws people."

More than 500 residential housing units - a mix of mainly single-family homes and condominiums - are expected to be completed by 2007 or earlier.

"It's absolutely mind-boggling," said James Henke, the village assessor.

It will bring an estimated \$75 million to \$80 million of value to the village, Henke said.

Henke said the village had been rather static in housing development, but with the projected growth from the developments already under construction, he's anticipating a huge increase in population.

"Now, within three or four years, the population is going to swell by over 1,000 people," Henke said.

The village has about 1,350 homes, mostly single-family houses, and about 200 apartments, Henke said. The estimated population is 5,373.

Consider:

- The Majestic Hills subdivision, in the southeast area of the village, will have 240 lots when completed.

Of those, 82 already have water, sewer and street access, and work is already going on for the remaining lots. The subdivision could be completed by 2006 or 2007, Henke said.

- The Villas of Sturtevant, a condominium complex at Highways H and 20, has approval for 200 units.

Four of the buildings already are under construction. Estimated completion for the project is 2007 or earlier, Henke said.

- Park Ridge Apartments and Condominiums, at 90th St. and Highway 20, started two years ago, with roughly 36 apartments and 80 condos planned.

It is scheduled to be completed in August, he said.

## Sturtevant



*Photo/Mary Jo Walicki*

Sturtevant is seeing a boom of development since the village signed a sewer agreement with Racine. The growth spurt, including this condo development at Highway 20 & County Highway H, is expected to increase the village population by nearly 40% in the next few years.



*Photo/Mary Jo Walicki*

The Majestic Hills subdivision is growing as the community sees new building within its borders. "I think it just shows the demand for people to locate within our village," Village President Steve Jansen says.

## Quotable

**“ In the next 20 to 30 years, I am optimistic over our ability to expand and develop and yet we won't get so big that we will forget about the core of the village. ”**

**- Steve Jansen,  
Sturtevant village**

Sturtevant's predicted residential growth outpaces the Village of Waterford, which also has had strong growth in the past five years, Waterford Administrator Diane Schleicher said.

***president***

"They have us beat," Schleicher said of Sturtevant's residential growth. "They are the fastest-growing little village in the county."

Schleicher said the busiest residential year for the Village of Waterford was 1997 when there were 78 housing permits approved.

Jansen said some people had questioned why the small village had put in infrastructure like its own fire department, paramedics and police department.

Clearly, the need for that kind of infrastructure is now obvious, he said.

Jansen said the village had had a very balanced approach in its planning - one-third residential, one-third institutional, and one-third commercial and industrial.

There is still room to grow as the village looks to develop the 600 acres it acquired in a boundary agreement with the Village of Mount Pleasant a few years ago when the sewer agreement was reached with the City of Racine, Jansen said.

Talks already are taking place to bring a grocery store to the village on the north side of Highway 11 near Farm & Fleet, Jansen said.

"In the next 20 to 30 years, I am optimistic over our ability to expand and develop and yet we won't get so big that we will forget about the core of the village," Jansen said.

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